

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Wesley H. Avery, Esq. CLS-B (SBN 155724) Lucy Mavyan, Esq. (SBN 260811) LAW OFFICES OF WESLEY H. AVERY, APC 758 E. Colorado Blvd. Ste. 210 Pasadena, CA 91101-2105 (626) 395-7576 (office) (661) 430-5467 (fax) wavery@thebankruptcylawcenter.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, chapter 7 trustee	FOR COURT USE ONLY
---	--------------------

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: JOHN CHRISTOPHER O'CONNOR, an individual, Debtor. SSN / ITIN: xxx-xx-8785 Debtor(s).	CASE NO.: 2:14-bk-15018-BR CHAPTER: 7 <div style="text-align: center; padding: 20px 0;"> NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: 06/09/2020	Time: 10:00 am
Location: Courtroom 1668, US Bankruptcy Court, 255 E. Temple Street, Los Angeles CA 90012	

Type of Sale: Public Private **Last date to file objections:** 05/26/2020

Description of property to be sold:
 Quadplex commonly known as 1746 West Avenue J15, Lancaster, CA 93534 bearing Los Angeles County Assessor's Parcel Number 3129-020-017 and any personalty found there (collectively, the "Property")

Terms and conditions of sale:
 As is, where is, without any warranties either express or implied, with tenants in possession. Overbidder must close within 30 days of the entry of the order approving the sale to the overbidder or the overbidder's bid deposit will be forfeited to the Bankruptcy Trustee.

Proposed sale price: \$ 525,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

First overbid is \$530,000; overbids are in increments of \$5,000. Bid deposit (non-refundable if winning bidder) of \$10,000 has to be tendered to the Trustee's counsel at least five calendar days before the sale hearing on 6/09/20.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

All valid encumbrances of record will be paid through escrow.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

See the upper left hand corner of the firem page of this form.

Date: 05/19/2020